CEDAR LANGLEY

5501 204TH ST, CITY OF LANGLEY, BC

ISSUE 01 - REZONING - DECEMBER 19, 2023

CONTACT LIST

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Site				
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Geotechnical	Geopacific 1779 W 75 th Ave, Vancouver, BC, V6P 6P2	Matt Akenhead	604.561.9546	akenhead@geopacific.ca
Civil	Centras Unit 306, 2630 Croydon Drive, Surrey, BC, V3Z 6T3	Gurpreet Parmar Tommy Bachman	604.771.3857 604.417.3115	gurpreet@centras.ca tommy@centras.ca
Landscape	KD Planning & Design 400-34077 Gladys Avenue,	Jessica Thiessen Dallas Canavan	778.808.3738 604.853.8831x127	jessicat@krahn.com dallasc@krahn.com







CEDAR COAST

CEDAR LANGLEY

CITY OF LANGLEY, BC

COVER

21580	[PROJECT]
NOT TO SCALE	[SCALE
2023-12-19	IDATE
03 - REZONING	(18808)

ARCHITECTURAL DRAWING INDEX

A-0.000	COVER	NOT TO SCALE		
A-0.001	DRAWING INDEX NOT TO SCALE			
A-0.002	AREA CONTEXT - PHOTOS NOT TO SCALE			
A-0.003	SITE CONTEXT - PHOTOS NOT TO SCALE			
A-0.004	DESIGN RATIONALE NOT TO SCALE			
A-0.005	DESIGN RATIONALE NOT TO SCAL			
A-0.006	DESIGN RATIONALE	NOT TO SCALE		
A-0.007	PERSPECTIVE	NOT TO SCALE		
A-0.008	SITE DATA	NOT TO SCALE		
A-0.009	SITE DATA	NOT TO SCALE		
A-0.010	SITE DATA	NOT TO SCALE		
A-0.011	SITE DATA	NOT TO SCALE		
A-1.000	SURVEY	1:250		
A-1.001	MASTER PLAN	1/32" = 1'-0"		
A-1.002	DRAFT SUBDIVISION	1/32" = 1'-0"		
A-2.001	LEVEL 1 FLOOR PLAN	1/32" = 1'-0"		
A-2.002	LEVEL 2 FLOOR PLAN	1/32" = 1'-0"		
A-2.003	LEVEL 3 FLOOR PLAN	1/32" = 1'-0"		
A-2.004	LEVEL 4 FLOOR PLAN	1/32" = 1'-0"		
A-2.005	LEVEL 5 FLOOR PLAN	1/32" = 1'-0"		
A-2.006	LEVEL 6-10 FLOOR PLAN	1/32" = 1'-0"		
A-2.007	LEVEL 11 FLOOR PLAN	1/32" = 1'-0"		
A-2.008	LEVEL 12 FLOOR PLAN	1/32" = 1'-0"		
A-2.009	LEVEL 13-14 FLOOR PLAN	1/32" = 1'-0"		
A-3.001	SITE SECTIONS	1/32" = 1'-0"		
A-3.002	SITE SECTIONS	1/32" = 1'-0"		



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Vancouver, BC, V6C www.integra-arch.c Telephone: 604 688 4; сорчисит гесериев. Тно овижима ама ве оказами от вытоли амелитали не оказами от вытоли амелитали не оказами от вытоли амелитали выс. ама сама.

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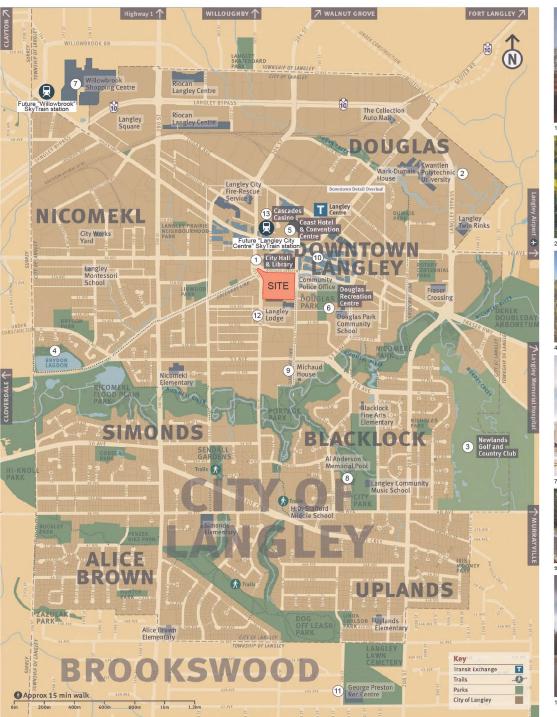
CEDAR LANGLEY

5501 204TH ST

CITY OF LANGLEY, BC

DRAWING INDEX

21580	[PROJECT]
NOT TO SCALE	[SCALE
2023-12-19	[DAYE]
03 - REZONING	(18808)





1 - CITY HALL & LIBRARY



2 - KWANTLEN POLYTECHNIC UNIVERSITY

3 - NEWLANDS GOLF AND COUNTRY CLUB







4 - BRYDON LAGOON

5 - COAST HOTEL & CONVENTION CENTRE

6 - DOUGLAS PARK





7 - WILLOWBROOK SHOPPING CENTRE

8 - AL ANDERSON MEMORIAL POOL







9 - MICHAUD HOUSE 10 - DOWNTOWN LANGLEY

11 - GEORGE PRESTON REC. CENTRE





12 - LANGLEY LODGE

13 - CASCADES CASINO

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CEDAR LANGLEY

CITY OF LANGLEY, BC

AREA CONTEXT -**PHOTOS**

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023-12-19	[DATE]		
3 - REZONING	(ISSUE)		
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1 - DOLIGEAS CRESCENT, LANGERY APARTMENT ON THE LEFT, LANGUEY CITY HALL ON THE RIGHT













4 - 204 STREET, LEGACY ON PARK AVENUE ON THE RIGHT







8 - LANGLEY LIONS (TIMBERS)



10 - 203 STREET, LANGLEY MALL ON THE RIGHT 9 - LANE, LANGLEY LIONS (TIMBERS) ON THE RIGHT









14 - PARKING, LANGLEY MALL





CEDAR COAST

CEDAR LANGLEY

CITY OF LANGLEY, BC

SITE CONTEXT -PHOTOS

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2023-12-19	[DATI
03 - REZONING	(ISSU

12 - 203 STREET, CITY GATE SQUARE, PINNACLE

LANGLEY MALL MASTER PLAN & REZONING RATIONALE

SITE:

The Langley Mall site located at 5501 204th St and 20300 Douglas Cres., City of Langley, is bound by Douglas Cres on the north, 203rd St to the west, 204th St to the east, and a private lane along the south property line. The site is currently comprised of one large contiguous retail building with multiple CRU tenancies at the south of the site and one small retail building (Tim Hortons) located at the north-west corner. The site is otherwise covered with at-grade parking and encumbered by a number of easements and no build agreements related to the existing commercial uses. Sitting on approx. 36,500 sq.m., the property is neighboured by the Langley Lions and Langley Lodge to the south, City of Langley City Hall and residential buildings to the north, along with a mix of commercial and residential uses to the east and west. The property is relatively flat throughout, with only 0.3-0.6m in grade change across the site

MASTER PLAN:

In working closely with the City of Langley's Development Services Department and Department of Engineering, Parks, and Environment through multiple pre-application master plan submissions, the design team has developed a cohesive and exciting plan to invigorate this iconic downtown Langley property. When built-out, the site will provide thousands of units of housing, employment opportunities including office space, a welcoming high-street, and a variety of greenspaces and public amenities.

As identified in the OCP, this site is within the transit oriented core that establishes the intent to create a vibrant transit-oriented area with transit-supportive density and a mix of uses in close proximity to the future SkyTrain terminus station and existing high-frequency bus transit.

The project is influenced by other successful master planned urban centre developments across British Columbia and North America, whilst closely following the City of Langley's OCP vision for the site. The master plan follows the four Urban Design Principles in the OCP: people-friendly buildings and streets; great public spaces; inclusive, memorable and sustainable design and good neighbour adjacencies. The relationship of commercial, office and residential uses has been carefully curated for lasting success. The Master plan centres around the four quadrants divided by the "high street", a pedestrian-focused retail and restaurant row with engaging public amenities and art ending in the park at the south end.



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2330-200 Granville Streivancouver, BC, V6C 1.5
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Telephone: 804 688 422
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"HIGH STREET" CONCEPT





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CEDAR LANGLEY

5501 204TH ST

CITY OF LANGLEY, BC

DESIGN RATIONALE

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LANGLEY MALL MASTER PLAN & REZONING RATIONALE

GENERAL FORM & CHARACTER GUIDLINES

(OCP 1-7) Pedestrian Circulation + Accessibility

The development seeks to tie into and extend existing street networks and infrastructure with the introduction of private roads adjoining adjacent streets. This dissects the development site into a finer grain block pattern with smaller sites and buildings, with publicly accessible streets, lanes and walkways running through them. Clearly defined and well-lit pedestrian connections will be provided between buildings, pedestrian spaces, the main park and restaurant row to connection points outside the site. Infrastructure upgrades have been incorporated in the off-site civil works to accommodate the new cycling path along Douglas Cres, as well as dedications along all road frontages. Applicants will work through the detailed DP applications for each phase to ensure appropriate secure bicycle parking adjacent to building entries: primary pedestrian will be well lit and visible and are linked to a comprehensive pedestrian network. The site design encourages access to buildings and open spaces through on-site pedestrian routes. Transitions between the public, semi-public, semi-private and private realms have been defined to enhance both the privacy of residences and the pedestrian experience.

(OCP 8-19) Building siting + Orientation

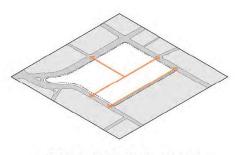
The building volumes are aligned to front on and engage with public and internal streets. The massing along Douglas Cres aligns commercial spaces with the public interface of the busier street. Corner cuts and larger public plazas front the main retail spaces along Douglas and provide an opening into the site from the north. The "high street" running through the middle of the site draws pedestrians into the "market row". A pedestrian friendly street of shopping and restaurants, the building architecture along the "high street" will respond to the street and engage the public through a multitude of open and activated spaces. The building mass is orientated in a north-south direction to limit the shadowing on adjacent sites and public outdoor areas and to minimize the impact to daylight access, sunlight and ventilation, whilst maintaining visual privacy. Podiums have been incorporated in the two northern commercial blocks within the site. This locates commercial and office spaces closer to the busier streets and the transit hubs and provides a buffer to the residentially focused southern quadrants. The podiums create large outdoor courtyards for the residential towers. These semi-private amenity and landscape spaces create opportunities for play and add community value to the project. The building scale has been sensitively considered to transition from the Langley Lions, utilizing 10 story volumes stepping up to the full 14 storeys in the SE and SW quadrants. All buildings maintain 80' separation above 10 floors.

(OCP 20-27) Vehicular Access + Parking

Loading and parkade entrances have been located off the lane or internal streets, maintaining the higher quality of building interface with external streets. Parkade access and projections have been minimized. The two north quadrants parkade and loading access face south to the internal street and are wrapped in ground floor commercial. The two southern quadrants parkade access are off the lane. Small amounts of on street parking and short-term loading are located on the internal east/west road.

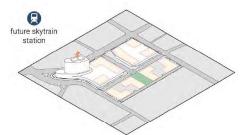
(OCP 2-44) Massing + Articulation

At this Rezoning level submission, the design team has incorporated "good neighbour transitions" by stepping building heights and massing to relate to adjacent buildings and open spaces to soften height transitions as discussed with the City of Langley Development Services Department during the master planning process. Further Architectural articulation and adherence to the OCP guidelines under this section will be addressed during the Development Permit application process.



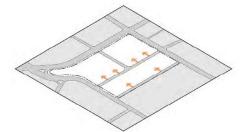
1. CIRCULATION THROUGH SITE

provide access across the site by internal roads, the linear park and widening the rear lane



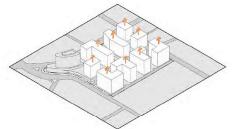
4. COMMERCIAL PODIUM

office tower provides employment and transitions the site towards future SkyTrain development



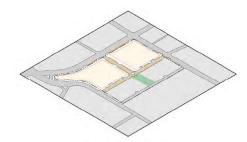
2. INTERNAL ACCESS

provide access to parkade and loading from internal roads only



5. RESIDENTIAL DENSITY

building massing and heights allow for thousands of residential density



3. COMMERCIAL RELIEF

soften street edge along commercial fronts, encourage activity and movement into green space



6. HEIGHT TRANSITION & GREEN SPACE

reduce storeys along residential edge and increase natural spaces for social interactions



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CITY OF LANGLEY, BC

DESIGN RATIONALE

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2023-12-19	IDATE		
03 - REZONING	(1880)		

LANGLEY MALL MASTER PLAN & REZONING RATIONALE

PUBLIC OPEN SPACE

(OCP 69-74.12) The site is reimagined with a focus on public enjoyment, and contains a variety of open spaces designed to cultivate inter-site travel, play and exercise, community building, relaxation, and shopping and dining experiences. These outdoor spaces begin at the north-east and north-west corners of the Douglas Cres intersection, offering public plaza space and drawing in visitors. The public spaces continue down the "high street" to the large greenspace.

The public retail "high street" contains pavilions that create activity nodes and visual interest. The landscape design of the public plazas and corner spaces contain public art and significant hardscape which facilitate flexibility of uses and ease of travel. They are accessible and contain engaging seating and other uses. The streets are lined with trees to define pedestrian spaces and provide comfort, shade and interest.

The main public open park space is located at the end of the "high street" as a public amenity to draw visitors through the site and provide amenity space for the surrounding residential buildings. The park has excellent sightlines into, through, and out of this space, following CEPTED best practices. It will contain public art as well as areas for both play and leisure.





PUBLIC PLAZA



















PUBLIC SITTING



















COMMUNITY GARDEN







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CITY OF LANGLEY, BC

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VIEW FROM NORTH-WEST CORNER

VIEW FROM SOUTH-EAST CORNER



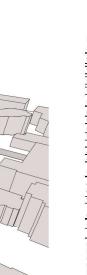
VIEW FROM NORTH-EAST CORNER

NOT TO SCALE 2023-12-19 03 - REZONING

CEDAR COAST

CITY OF LANGLEY, BC PERSPECTIVE





SW1 AP. BUILDING

SOUTH-WEST QUADRANT

Total Site Area								
Total Gross Site Area	1.75	Acres	76,167.53	sq ft	7,076.14 m ²			
Dedication	0.02	Acres	746.47	sq ft	69.35 m ²			
Total Net Site Area	1.73	Acres	75,421.06	sq ft	7,006.79 m ²			
FLOOR SPACE RATIO (FSR)	ĺ.							
Maximum FSR								
Maximum Floor Area	5.50		418,921.42	sq ft	38,918.75 m ²			
Proposed FSR								
Proposed Floor Area	5.12		389,985.87	sq ft	36,230.57 m ²			
Amenity Interior req	445	m ²	4,789.98	sq ft	Provided	445 m ²	4,789.98	sq
Amenity Exterior req	890	m ²	9,579.96	sq ft	Provided	890 m ²	9,579.96	sq
UNITS								
Apartment Building SW 1							220	Un
Apartment Building SW 2							225	Un
Total Number of Units							445	Un
GFA CALCULATION SUMMA	RY							
RESIDENTIAL (sq ft)								
	SW 1	SW 2						
Level 1	15,262.67	14,921.54						
Level 2 - 10	15,316.67	14,948.67						
Level 11	9,464.21	13,012.00						
Level 12 -14	9,007.17	13,012.00						
Level 15 (Mechanical)	1,501.20	2,168.67						
Subtotal	191,099.62	203,676.24						
Total Residential area							394,775.85	sq
Total GFA		•					394.775.85	

SOUTH-EAST QUADRANT SITE AREA

Total Site Area								
Total Gross Site Area	1.76	Acres	76,558.00	sq ft	7,112.41 m ²			
Dedication	0.03	Acres	1,112.80	sq ft	103.38 m²			
Total Net Site Area	1.73	Acres	75,445.20	sq ft	7,009.03 m ²			
FLOOR SPACE RATIO (FSR)							
Maximum FSR								
Maximum Floor Area	5.50		421,069.00	sq ft	39,118.26 m²			
Proposed FSR								
Proposed Floor Area	5.09		389,985.87	sq ft	36,230.57 m ²			
Amenity Interior req	445	m²	4,789.98	sq ft	Provided	445 m²	4,789.98	sq f
Amenity Exterior req	890	m²	9,579.96	sq ft	Provided	890 m²	9,579.96	sq 1
UNITS								
Apartment Building SE 1							225	Uni
Apartment Building SE 2							220	Uni
Total Number of Units							445	Uni
GFA CALCULATION SUMMA	ARY .							
RESIDENTIAL (sq ft)								
	SE 1	SE 2						
Level 1	14,921.54	15,262.67						
Level 2 - 10	14,948.67	15,316.67						
Level 11	13,012.00	9,464.21						
Level 12 -14	13,012.00	9,007.17						
Level 15 (Mechanical)	2,168.67	1,501.20						
Subtotal	203,676.24	191,099.62						
Total Residential area							394,775.85	sq
Total GFA							394,775.85	sai
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CEDAR COAST

CEDAR LANGLEY

CITY OF LANGLEY, BC

SITE DATA

21580	[PROJECT]
NOT TO SCALE	[SCALE]
2023-12-19	[DATE]
03 - REZONING	(ISSUE)





NORTH-WEST QUADRANT OPTION 1

Total Gross Site Area		Acres	128,938.04		11,978.64 m				=
Dedication	0.07	Acres	2,988.58	sq ft	277.65 m	ŕ			=
Total Net Site Area	2.89	Acres	125,949.46	sq ft	11,700.99 п	Ž.			Ξ
FLOOR SPACE RATIO (FSR)									
Maximum FSR									
Maximum Floor Area	5.50		709,159.22	sq ft	65,882.50 m	ř			
Proposed FSR									
Proposed Floor Area	4.30		553,972.48	sq ft	51,465.30 H	ř			_
Amenity Interior req	390	m²	4,197.96	sa ft	Provided	390	m²	4,197.96 sq	ft
Amenity Exterior req	780	m²	8,395.92		Provided	780	m²	8,395.92 sq	
UNITS									
Apartment Building NW 1 Apartment Building NW 2								116 Ur 274 Ur	
Total Number of Units								390 Ur	nits
GFA CALCULATION SUMMAI	RY								
									_
					COMMERCIAL (se	ft)			
	NW 1	NW 2			COMMERCIAL (se NW (Including Office Bui				_
RESIDENTIAL (sq ft)	NW 1 3,241.53	NW 2 3,024.63							_
RESIDENTIAL (sq ft)					NW (Including Office Bui				
RESIDENTIAL (sq ft) Level 1 Level 2	3,241.53	3,024.63			NW (Including Office Bui				
RESIDENTIAL (sq ft) Level 1 Level 2 Level 3	3,241.53	3,024.63			NW (Including Office Buil 71,928.78				
RESIDENTIAL (sq ft) Level 1 Level 2 Level 3 Level 4	3,241.53 8,408.00	3,024.63 21,029.87			NW (including Office Buil 71,928.78 22,406.04				
RESIDENTIAL (sq ft) Level 1 Level 2 Level 3 Level 4 Level 5-12	3,241.53 8,408.00 8,408.00	3,024.63 21,029.87 21,029.87			NW (including Office Buil 71,928.78 22,406.04				
RESIDENTIAL (sq ft)	3,241.53 8,408.00 8,408.00 8,408.00	3,024.63 21,029.87 21,029.87 21,029.87			NW (including Office Buil 71,928.78 22,406.04				
RESIDENTIAL (sq ft) Level 1 Level 2 Level 3 Level 4 Level 4 Level 13-14	3,241.53 8,408.00 8,408.00 8,408.00 8,408.00	3,024.63 21,029.87 21,029.87 21,029.87 21,029.87			NW (Including Office Buil 71,928.78 - 22,406.04 - 12,279.79				_

NORTH-WEST QUADRANT OPTION :

Total GFA

105,538.86	258,011.80	127,844.53	92,334.82			
1,401.33	2,628.73	2,046.63				
8,408.00	21,029.87	12,279.79				
8,408.00	21,029.87	12,279,79	-			
		-	22,400.04			
8 408 00	21 029 87	-	22 406 04			
3,241.53	3,024.63	3,000.00	69,928.78			
NW 1	NW 2	NW 3	NW			
			COMMERCIAL (se	q ft)		
Y						
					488	Unit
		,			10,000,00	
			Provided	976 m²		
400	m²	5 252 93 ea ft	Provided	499 m²	5 252 82	ea fi
4.49		578,477.19 sq ft	53,741.84 m	rf		
5.50		709,159.22 sq ft	65,882.50 m	n²		
2.89	Acres	125,949.46 sq ft	11,700.99 m	ı ´		
0.07	Acres	2,988.58 sq ft	277.65 m	ıŕ		
	0.07 2.89 5.50 4.49 488 976 NW 1 3,241.53 8,408.00 8,408.00 8,408.00 8,408.00 1,401.33	14.49 488 m² 976 m² 17 18 19 19 19 19 19 19 19 19 19	0.07 Acres 2,988.58 sq ft 2.89 Acres 125,949.46 sq ft 5.50 708,159.22 sq ft 4.49 578,477.19 sq ft 4.88 m² 5,282.83 sq ft 976 m² 10,505.06 sq ft NW 1 NW 2 NW 3 3,241.53 3,024.63 3,000.00 8,408.00 21,029.87 - 8,408.00 21,029.87 - 8,408.00 21,029.87 - 8,408.00 21,029.87 12,279.79 8,408.00 21,029.87 12,279.79 8,408.00 21,029.87 12,279.79 8,408.00 21,029.87 12,279.79 8,408.00 21,029.87 12,279.79 8,408.00 21,029.87 12,279.79 8,408.00 21,029.87 12,279.79 8,408.00 21,029.87 2,208.63 2,046.63	0.07 Acres 2,988.58 sq ft 277.65 m 2.89 Acres 125,949.46 sq ft 11,700.99 m 5.50 709,159.22 sq ft 65,882.50 m 4.49 578,477.19 sq ft 53,741.84 m 488 m² 5,252.83 sq ft Provided 976 m² 10,505.66 sq ft Provided 976 m² 10,505.66 sq ft Provided 10,505.66 sq	10.07 Acres 2,988.58 sq ft 277.65 m² 2.89 Acres 125,949.46 sq ft 11,700.99 m² 15.50 709,159.22 sq ft 65,882.50 m² 4.49 578,477.19 sq ft 53,741.84 m² 4.49 578,477.19 sq ft 53,741.84 m² 7.525.283 sq ft Provided 488 m² 488 m² 10,505.66 sq ft Provided 976 m² 7.525.283 sq ft 7.525.283 sq ft Provided 976 m² 7.525.283 sq ft 7.5	D.07 Acres 2,988.58 sq ft 277.65 m²



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Telephone: 604 688 422

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CEDAR COAST

558,170.44 sq ft

583,730.02 eq ft

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CEDAR LANGLEY

5501 204TH ST

CITY OF LANGLEY, BC

SITE DATA

21580	[PROJECT
NOT TO SCALE	[BCAL
2023-12-19	[DAT
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NORTH-EAST QUADRANT

Total Residential area		429,809.80	sq ft		Total Commercia	al area	51,758.01 sq
Subtotal	220,344.33	104,120.22	105,345.24		51,758.01		
Level 15 (Mechanical)	2,224.33	1,392.83	1,401.33				
Level 4-14	17,794.67	8,357.00	8,408.00		-		
Level 3	19,733.50	8,357.00	8,408.00		-		
Level 1 Level 2	2,645.13	2,443.39	3,047.91		51,758.01		
	NE 1	NE 2	NE 3		NE STATE OF		
RESIDENTIAL (sq ft)					COMMERCIAL (s	q ft)	
GFA CALCULATION SUMMA	RY					000	
	220						
Total Number of Units							475 Uni
Apartment Building NE 3							119 Uni
Apartment Building NE 2							120 Uni
Apartment Building NE 1							236 Uni
UNITS							
Amenity Exterior req	950	m²	10,225.80 sq	ft	Provided	950 m²	10,225.80 sq
Amenity Interior req	475		5,112.90 sq	ft	Provided	475 m²	5,112.90 sq
Proposed Floor Area	4.30		476,454.91 sq	ft	44,263.74 r	n-	
Proposed FSR							
Maximum Floor Area	5.50		609,722.91 sq	ft	56,644.64 r	n²	
Maximum FSR							
FLOOR SPACE RATIO (FSR)	1						
Total Net Site Area	2.41	Acres	104,797.44 sq	ft	9,735.92	n²	
Dedication	0.14	Acres	6,061.27 sq	ft	563.11	n²	
Total Gross Site Area	2.54	Acres	110,858.71 sq	ft	10,299.03 r	n²	
Total Site Area							
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5501 204TH ST

CITY OF LANGLEY, BC

SITE DATA

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CALCULATION SUMMARY

PHASE	BUILDING	GROUND F	LOOR AREA	STOREYS	GROSS FL	OOR AREA	BUILDIN	G HEIGHT	DWELLING	GROSS S	SITE AREA	DEDIC	ATION	NET SIT	TE AREA	PROPOSED	FSR AREA	FSR
PHASE	BUILDING	(sq m)	(sq ft)	STOREYS	(sq m)	(sq ft)	(m)	(ft)	UNITS	(sq m)	(sq ft)	(sq m)	(sq ft)	(sq m)	(sq ft)	(sq m)	(sq ft)	(req. max. 5.5)
sw	AP. SW 1	1,417.94	15,262.67	14	17,753.59	191,099.62	45.72	150'-0"	220									
SW	AP. SW 2	1,386.24	14,921.54	14	18,921.98	203,676.24	45.72	150'-0"	225	7,076.14	76,167.53	69.35	746.47	7,006.79	75,421.06	36,230.57	389,985.87	5.12
SW TOTAL	(3)	2,804.18	30,184.21	-	36,675.57	394,775.85	- 2	8	445									
SE	AP. SE 1	1,386.24	14,921.54	14	18,921.98	203,676.24	45.72	150'-0"	225									
SE	AP. SE 2	1,417.94	15,262.67	14	17,753.59	191,099.62	45.72	150'-0"	220	7,112.41	76,558.00	103.38	1,112.80	7,009.03	75,445.20	36,230.57	389,985.87	5.09
SE TOTAL		2,804.18	30,184.21	1.71	36,675.57	394,775.85	-	-	445	127	10		3.	2	3.	10		
	AP. NW 1			12	9.804.80	105.538.86	45.72	150'-0"	116									
NW	AP, NW 2	6.682.35	71,928.78	12	23,969.88	258,011.80	45.72	150'-0"	274									
OPTION 1	COM, NW		,	2+8	18.080.62	194.619.77	45.72	150'-0"	-	11,978.64	128,938.04	277.65	2,988.58	11,700.99	125,949.46	51,465.30	553,972.48	4.30
NW OP1 TOTAL	100	6,682.35	71,928.78	100	51,855.30	558,170.44		-	390									
	AP. NW 1			12	9.804.80	105.538.86	45.72	150'-0"	116									
NW	AP. NW 2			12	23.969.88	258.011.80	45.72	150'-0"	274									
OPTION 2	AP. NW 3	6,682.35	71,928.78	10	11.877.05	127.844.53	45.72	150'-0"	98	11.978.64	128 938 04	277.65	2.988.58	11.700.99	125 949 46	53.741.84	578.477.19	4.49
	COM, NW			2	8,578,11	92,334.82	45.72	19'-4"	-									
NW OP2 TOTAL	-	6,682.35	71,928.78		54,229.84	583,730.02	-	-	488									
	AP. NE 1			12	20,470.49	220.344.33	45.72	150'-0"	236									
890.0	AP. NE 2	W-0000 -0000	0.0000000000000000000000000000000000000	12	9.673.00	104.120.22	45.72	150'-0"	120									
NE	AP. NE 3	4,808.44	51,758.01	12	9.786.81	105.345.24	45.72	150'-0"	119	10,299.03	110,858.71	563.11	6,061.27	9,735.92	104.797.44	44,263.74	476,454.91	4.30
	COM, NE			2	4.808.44	51,758,01	5.89	19'-4"	-	,	,						,	
NE TOTAL	-	4,808.44	51,758.01	-	44,738.74	481,567.81		-	475									
TOTAL OPTION 1	-	17,099.15	184,055.21	100	169,945.18	1,829,289.95			1,755	36,466.21	392,522.28	1,013.48	10,909.12	35,452.73	381,613.16	168,190.18	1,810,399.13	4.66
TOTAL OPTION 2	-	17,099.15	184,055.21		172,319.73	1,854,849.53	-	-	1,853	36,466.21	392,522.28	1,013.48	10,909.12	35,452.73	381,613,16	170,466,73	1,834,903.84	4.73



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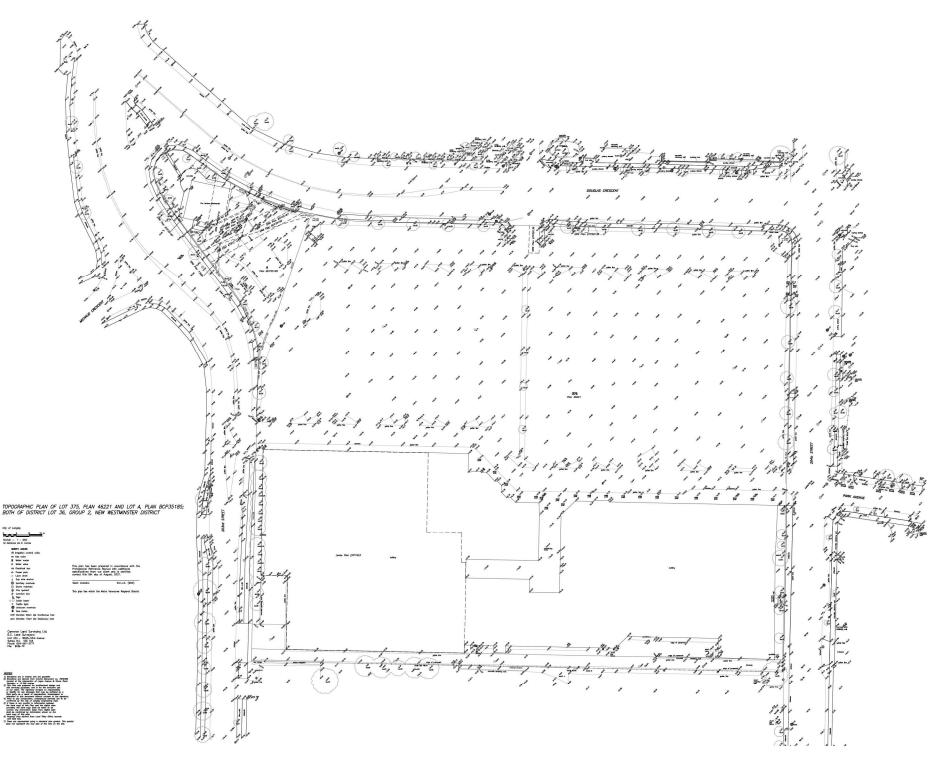
CEDAR COAST

CEDAR LANGLEY

CITY OF LANGLEY, BC

SITE DATA

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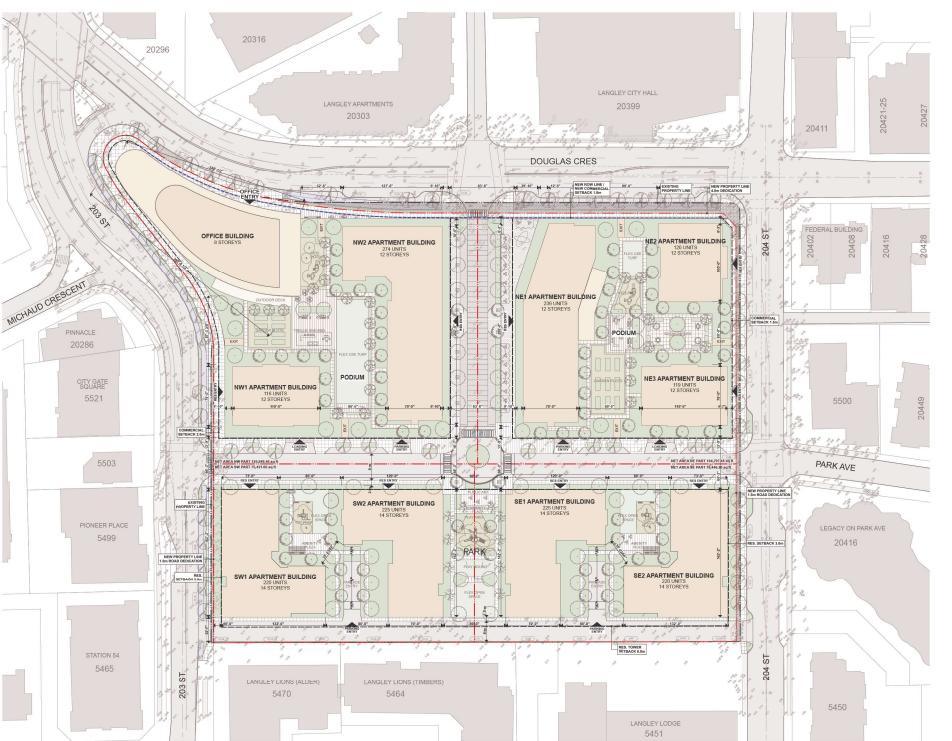
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CITY OF LANGLEY, BC

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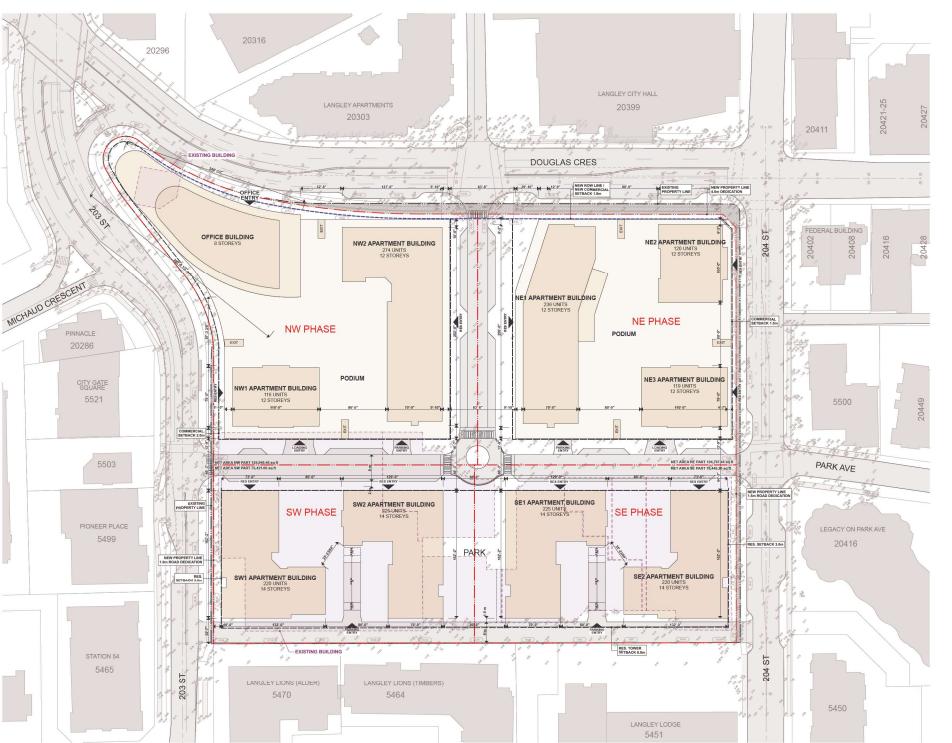
204TH ST

CITY OF LANGLEY, BC

MASTER PLAN

21580	[PROJECT]
1/32" = 1'-0"	[SCALE]
2023-12-19	[DATE]
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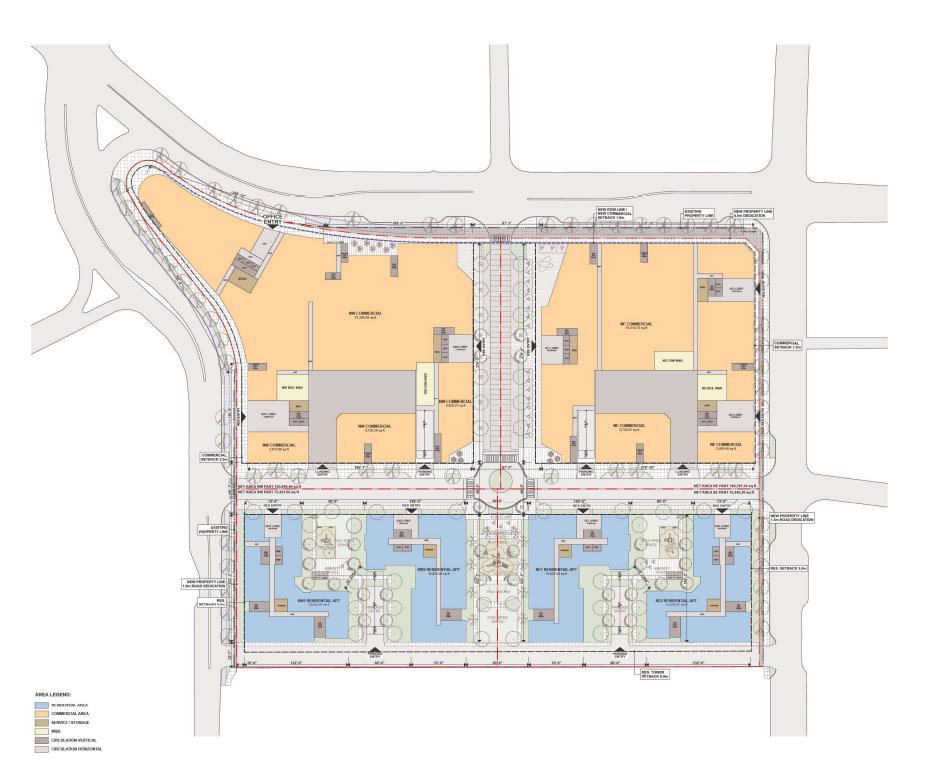
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CITY OF LANGLEY, BC

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1580	[PROJECT]
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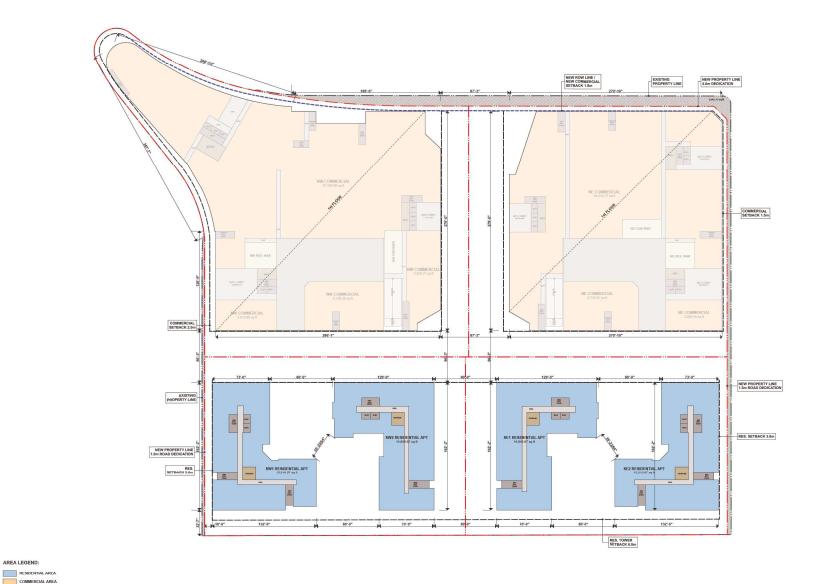
CEDAR LANGLEY

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CITY OF LANGLEY, BC

LEVEL 1 FLOOR PLAN

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LEVEL 2 FLOOR PLAN

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LEVEL 3 FLOOR PLAN

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SERVICE / STORAGE CIRCULATION VERTICAL CIRCULATION HORIZONTAL



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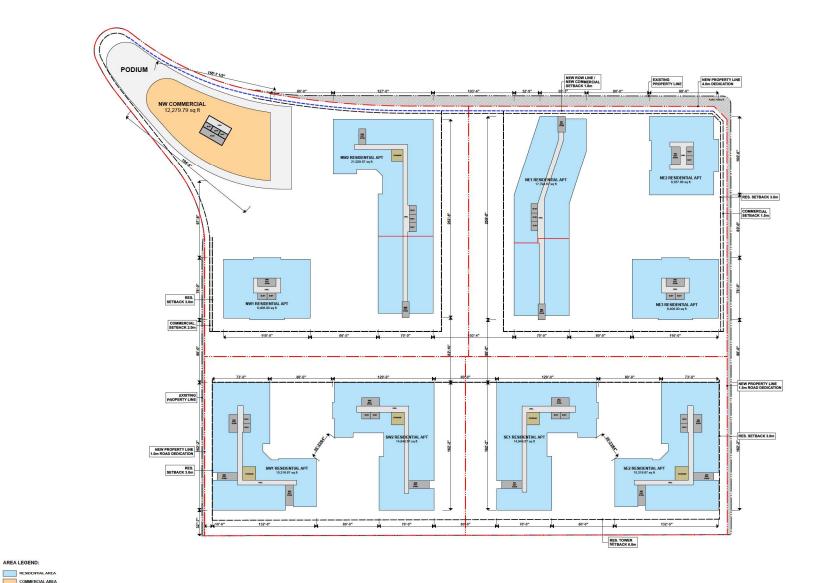
CEDAR LANGLEY

5501 204TH ST

CITY OF LANGLEY, BC

LEVEL 4 FLOOR PLAN

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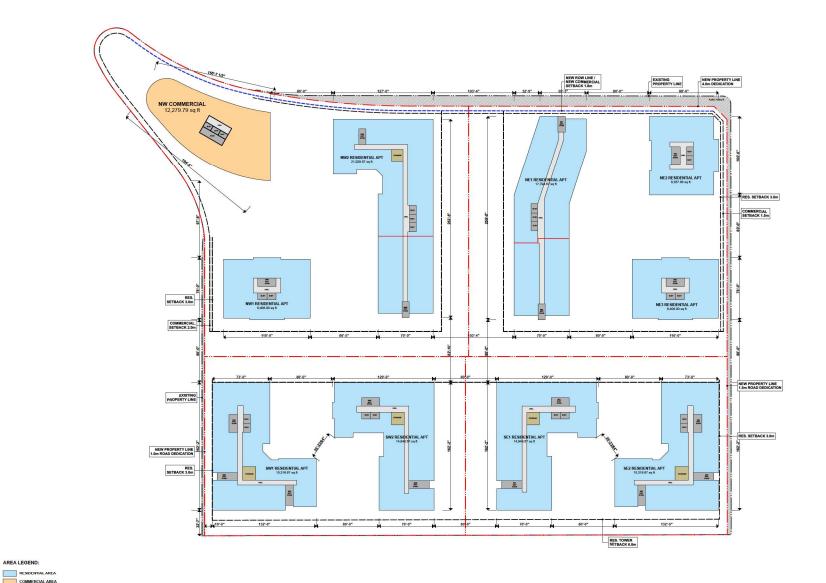
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LEVEL 5 FLOOR PLAN

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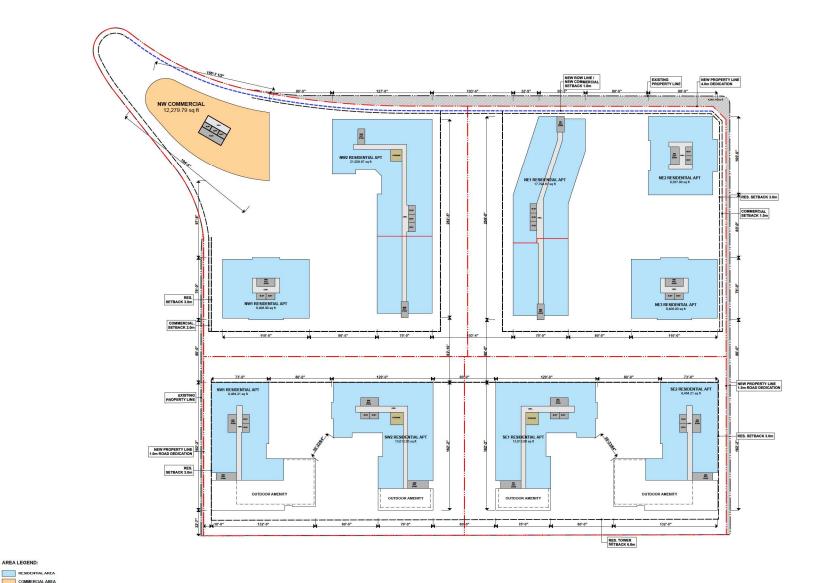
CEDAR LANGLEY

5501 204TH ST

CITY OF LANGLEY, BC

LEVEL 6-10 FLOOR PLAN

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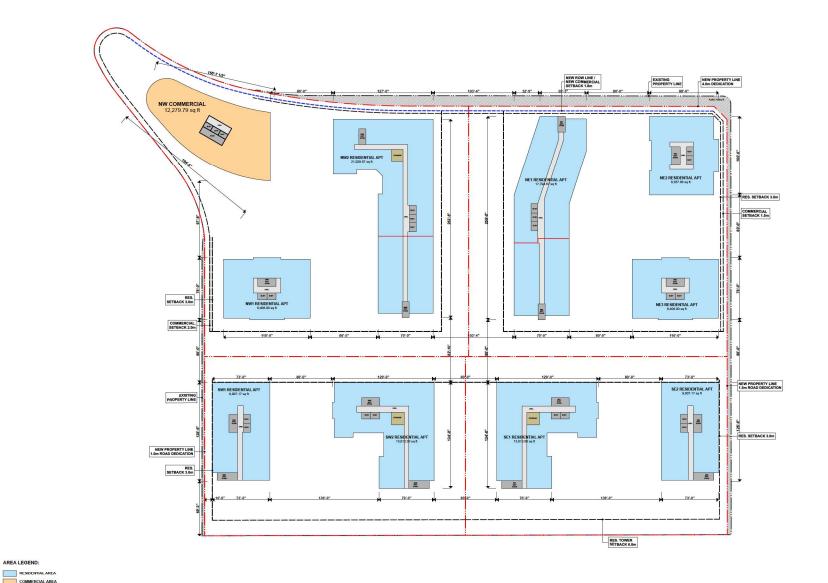
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LEVEL 11 FLOOR PLAN

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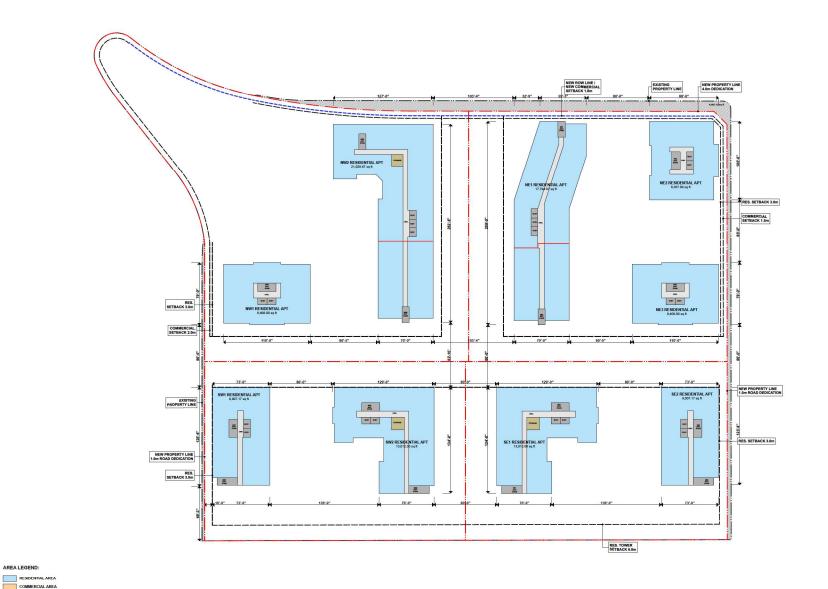
CEDAR LANGLEY

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CITY OF LANGLEY, BC

LEVEL 12 FLOOR PLAN

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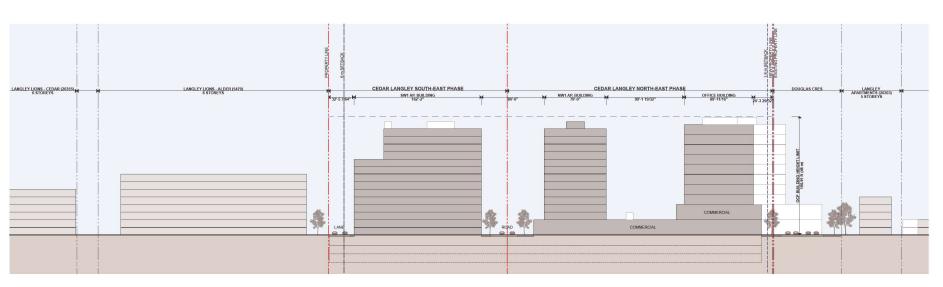
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LEVEL 13-14 FLOOR PLAN

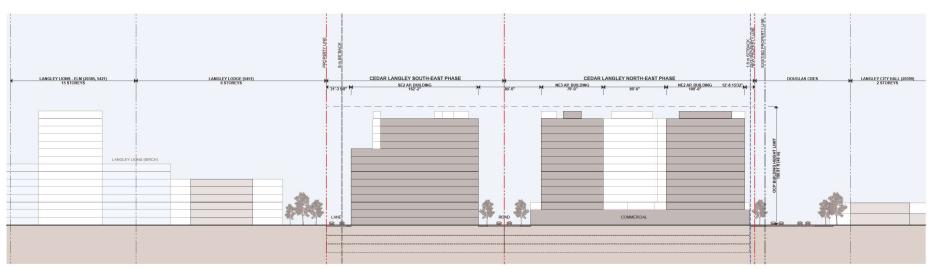
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Site Section SW-NW



2 Site Section SE-NE



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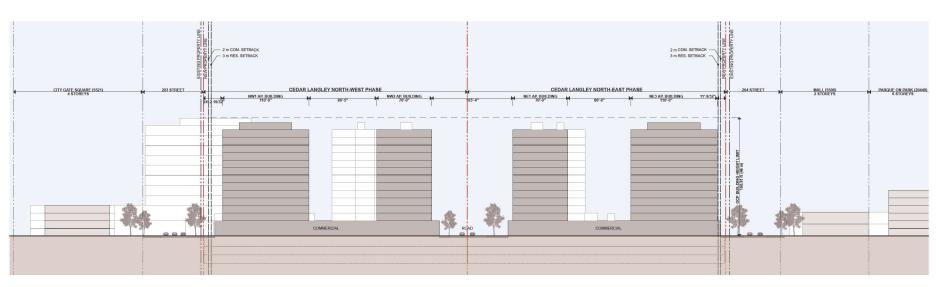
CEDAR LANGLEY

CITY OF LANGLEY, BC

SITE SECTIONS

21580	[PROJECT]	
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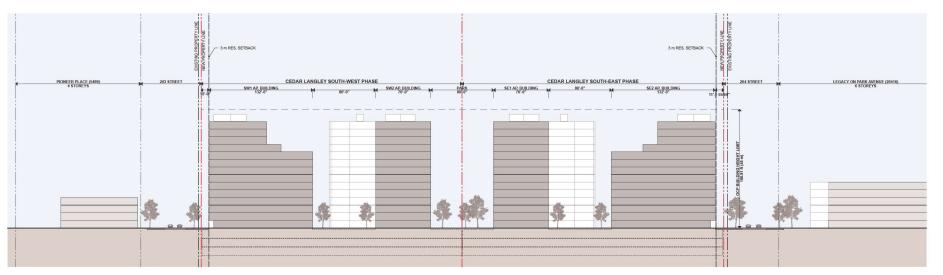
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Site Section NW-NE



2 Site Section SW-SE

Key Plan

CEDAR COAST

CEDAR LANGLEY

CITY OF LANGLEY, BC

SITE SECTIONS

[DATE] 2023-12-19

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